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# **DRAFT Meeting Notes**

# CMAP LAND USE WORKING COMMITTEE September 20, 207

#### **Committee Members Present:**

Mark Avery (chair), Alan Bennet, James Peters, David Dubois, Keith Eichorst, David Galowich, Ed Paesel, Lee Krandell (for Heather Smith), Karen Stonehouse, Leanne Redden, Holly Smith (for Kai Tarum), Nancy Williamson, Norm West

#### **Committee Members Absent:**

Sam Assefa, Judy Beck, Roger Dahlstrom, Michael Davidson, Ken Johnson, Jim LaBelle, Mark Ruby, Jackie Tredup

# **Staff present:**

Don Kopec, Dawn Thompson, Annie Burns, Tedd Carrison, Jock Hardy, Jon Hallas, Lindsay Banks, Bob Dean, Rebecca Raines, Jan Drennon, Ty Warner

#### Others:

Dan McKane, Cook County Department of Planning & Development; Mike Klemmons, Will County Governmental League

# Call to Order

Ed Paesel, Vice Chair, called the meeting to order at 9:02 a.m. (Chairman Mark Avery was delayed in traffic.)

#### Approval of Meeting Notes

The meeting notes of June 20, 2007 were approved. (Motion by Dubois, second by Redden.)

# Project Review Consent Agenda

Dawn Thompson relayed to the committee that a conversation with IDOT was held regarding the project notification lists. The transportation projects will likely not be coming to this committee, as they are reviewed elsewhere as part of the Transportation Improvement Program. However, IDNR-type projects such as bikeways and open space would come to the

committee. Bennett felt that projects with land use impacts should still come to this committee, and Paesel commented that this process may help develop a way forward for CMAP to review Projects of Regional Significance. Thompson said a list of criteria could be developed of what projects to consider.

There was further discussion of project 07-113 and 07-129, after which the consent agenda was approved. (Motion by Bennet, seconded by West.)

# Legislative Update

#### Senate Bill 1201

Jock Hardy gave the Committee an update on Senate Bill 1201, stating that the governor has made an amendatory veto regarding the wastewater committee, but the CMAP Board has appointed 5 members as if the law were in place. Avery informed the Committee that the veto session runs from Oct 2 to Oct 12.

#### Senate Bill 572

Redden briefed the Committee on the status of Senate Bill 572, stating that the RTA Board reluctantly approved a stop-gap measure to prevent cuts from taking place, but this essentially represents a loan until November 4 and digs a deeper hole for nect year, and could upset a deal with the CTA related to pension and healthcare. Avery commented that the Senate's action is not comprehensive and does not provide a long-term funding plan.

#### Committee Member Overviews

#### Illinois Department of Natural Resources

Nancy Williamson gave the committee a presentation on her organization, the Illinois Department of Natural Resource. Key points included the following:

- Nancy is an Eco-Systems Administrator and responsible for seven (7) watersheds
- www.dnr.state.il.us is their website
- Over 150 state parks and fish and wildlife areas
- The Chicago region is Region 2
- The IDNR has a plethora of infomration across many websites, from the Office of Water Resources to the Illinois State Surveys (i.e. Natural History, Geological, Nature Preserves)
- Grant monies come through the Office of Realty and Environmental Planning
- EcoCAT: Ecological Compliance Assessment Tool provides consultation for sensitive areas (all types of sensitivity including cultural and animals)
- Each year between \$2.5 7 million is distributed in grants-in-aid monies
- Over the last ten (10) years Lake County has received \$62,685,000

• In encouraging sustainable development, IDNR emphasizes that "vacant land" is not simply vacant, but rather is made up of deep soils and important, functional water resources. Our region as an average annual rainfall of 37 inches.

Mark Avery noted that collaboration was a key theme at the Visioning event, and he referenced the example of Tri-County Park. Nancy noted that is a good example but there could be more collaboration.

Mark Avery asked if there are any areas that CMAP can assist the IDNR with. Nancy replied that there should be more cooperative land use planning in isolated areas, as these become increasingly less valuable as they are developed separately.

Norm West commented that it is amazing that Illinois still has over 60% or our wetlands intact, and this is something that we should be proud of.

#### **Natural Resource Conservation Service**

Keith Eichorst then gave a presentation on the organization he represents, with the following key points:

- NRCS is a department of the Federal government underneath the United States Department of Agriculture, created as a response to the great Dust Bowl.
- They provide non-regulatory conservation on private lands.
- They also provide technical assistance in natural resource planning, design and engineering, and assist with implementation techniques designed to conserve land.
- NRCS works with farmers and ranchers as well as with local units of government, through USDA field offices, watershed planning organizations, community groups, park and forest preserves, and private land owners.
- Some of their issue areas are conservation needs on a farm, stormwater management, erosion and sediment control, water quality problems, flood prevention and damage repair, soil health and quality, and habitat restoration and management.
- NRCS has soil scientists, biologists, streambank stabilization specialists, engineers (civil, agricultural, hydraulic), environmental specialists, soil conservationists, community planners
- The key is that their help is based upon the needs of the land owner
- They also provide ordinance review for construction practices
- Much more information is available at <a href="www.il.nrcs.usda.gov">www.il.nrcs.usda.gov</a>

Avery asked if NRCS is able to reach the clients that they need, and Keith felt this was the case. Avery also asked Eichorst to think of ways that CMAP could help NRCS do their work and communicate this.

# Committee Charge

Mark Avery asked if the committee could defer this to October but asked if there were any quick issues or commentary, paying particular attention to land use. One of the things should be given thought is whether the "prioritizing of projects" is appropriate or if there is another way to discuss this.

Ed Paesel commented that we don't recognize the private sector collaboration anywhere and it is important to recognize this working relationship.

Bennett commented that in regards to the vision statement, the committee should consider preservation of "sub-regional" in addition to local, regional etc.

Galowich suggested the alternative word "review" because while this committee and CMAP do not generate projects or products, the committee should help identify the opportunities and problems that may arise in proposed projects.

Bennett suggested the committee should be determine whether projects are in compliance with the 2040 Plan. Galowich agreed but feels we still need to review. All agreed to defer this discussion to the October meeting.

### Comprehensive Regional Plan

#### **Infill Snapshot Outline**

Lindsay Banks presented to the Committee an outline of the preliminary infill snapshot report strategies. Key points included the following:

- The goal is to determine how much land is available, then estimate the capacity at which it can be re-absorbed.
- Using Cook County Tax Assessors information, developp an Value ration (I/L)
- Some limitations could be over-counting

West suggested that the study should consider that perhaps the best option is the restoration of some sites to their natural state. He feels the concept of infill in the past has been grossly overstated and misapplied when discussed in more rural areas. Banks clarified that open lands, preserves etc. were not categorized as vacant, but only those parcels that are covered by infrastructure presently (water, sewage, etc.).

Bennett asked how will CMAP utilize this information, and Bob Dean answered that this information gives a better sense of the number of people we can accommodate within the city without putting pressure on outlying sensitive lands.

Galowich noted that ULI has done some research already on this topic and they have studied accommodating growth and made an assessment as to what we can actually absorb. He also emphasized that CMAP needs to be careful with the methodologies of this work.

Paesel stated that in the 2040 Regional Framework Plan there was some research that he believes stated that no more than 25% of the land will be reallocated. His question is that the biggest danger here is in affordable housing units in this ratio. Perhaps no affordable housing meets the improvement to land ratio and this could prevent the continued development of new affordable housing which the region needs.

Galowich suggested that the team gets out of the office and see what the I/L ratio really is when views on the ground. ULI is also studying existing affordable housing ratios. Paesel notes that the market has been doing some of this by itself

DuBoise asked about the timeline for this snapshot, and Dean replied that it should be completed in January.

West felt that looking at present zoning is a good starting point, but the committee and CMAP should consider how we frame trends in the region. There might be things that are zoned in strange ways that we cannot account for. From the Visioning event he appreciated speaker Mau who inspired the group to think about how we can bring forward solutions that are better through redefining what we are looking at.

Dean asked how CMAP should assume how many people we need to accommodate, as there is no way to accurately say. Avery reiterated that site visits should be taken up to shed some light on some of these complexities. Karen Stonehouse noted that on the issue of what can or should be placed on these sites, CMAP should look to our local partners who have authority for regulating uses.

Bennett expressed concern about the usefulness of this data without a specific developer involved. Galowich said that there are many things that developers look at that aren't even mentioned in this report ex: schools, transit, amenities. Bennett added that sometimes villages have to subsidize the parcel to get development. The CNU representative noted that education is key.

Galowich said that all points aside one has to start with an inventory. Willimson suggested that once established, we can prioritize and let people know the data to help them connect to the missed opportunities in their communities.

Banks states that even shared parking could be one of the many outputs of this research

Eichorst asked if this information will be maintained on an annual basis, and Dean said perhaps data could be collected every three (3) years

# **Photography Contest**

Dean announces about the photo contest being held through November. Info cards were distributed and more details are available at ww.chicagoareaplanning.org.

# **Visioning Workshop Recap & Next Steps**

Dean recapped the Visioning event as a great success with people wanted more time. At the next committee meetings CMAP will have revised vision statements for the members to review. CMAP will also be producing online and paper surveys. Avery noted that about 60% of the Land Use Committee was in attendance and thanked those who attended.

# **Geographic Information System Workshop Offerings**

Jan Drennan of CMAP staff announces the availability of basic ArcView classes at CMAP, and offered this resource to committee members and their representative agencies. Materials were distributed with additional information.

# **Agenda for Next Future Meetings**

Paesel would like to see occasional updates on the land use modeling process, and Bennett would like the Legislative Updates continued.

The next meeting will be October 17th at 9am.

#### Wrap-up

With no other business or additional public comment, Avery adjourned the meeting at 11:13am. (Motion by Bennett, Williamson second.)

Meeting Notes compiled with the assistance of Erin Aleman and submitted by Tyson Warner, Staff Liaison to the Land Use Committee.

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